

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

2025年 9月 2日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

-2 SEP 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a "✓" at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/267
	Date Received 收到日期	-2 SEP 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

同興車行有限公司 (Company/公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot no. 561 RP, 558 RP(Part), 559RP(Part), 562 S.F, 563(Part), 564 S.B, 565(Part), 567(Part), 568(Part) IN D.D. 89
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 8140.38 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1772.59 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	_____ sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR and "Road"
(f) Current use(s) 現時用途	AGR (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 --

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at 25/08/2025 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)".
根據土地註冊處截至 25/08/2025 (日/月/年) 的記錄，這宗申請共牽涉 3 名「現行土地擁有人」。

- (b) The applicant 申請人 –

- ☒ has obtained consent(s) of 2 "current land owner(s)".

已取得 2 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot no. 561 RP, 558 RP IN D.D. 89	29/08/2025
1	Lot no. 562 S.F, 564 S.B, 567 IN D.D. 89	29/08/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified 1 "current land owner(s)".

已通知 1 名「現行土地擁有人」。

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot no. 559 RP, 563, 565, 568 IN D.D. 89	29/08/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

臨時中型及重型貨車維修工場連附屬辦公室及相關填土工程（為期3年）

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	6589.32	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1551.06	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	9		
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1772.59	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	1772.59	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Drawing No. A3

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	_____
Motorcycle Parking Spaces 電單車車位	_____
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	14
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	13
Others (Please Specify) 其他 (請列明)	_____

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	_____
Medium Goods Vehicle Spaces 中型貨車車位	_____
Heavy Goods Vehicle Spaces 重型貨車車位	_____
Others (Please Specify) 其他 (請列明)	_____

Proposed operating hours 擬議營運時間

Monday to Saturday: 8:30am to 6:30pm Sunday and Public Hoildays: Close

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>MAN KAM TO ROAD</u>
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情																															
	No 否 ☒																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 8140.38 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 0.15 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
On traffic 對交通	Yes 會 ☐	No 不會 ☒																															
On water supply 對供水	Yes 會 ☐	No 不會 ☒																															
On drainage 對排水	Yes 會 ☐	No 不會 ☒																															
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																															
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																															
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																															
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																															
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
--	---

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

另用 PDF 文件說明

8. Declaration 聲明 (Applicant 申請人 #1)

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 Signed with recognised e-signature ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
Signer: 鄭浩源 文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格 ☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

同興車行有限公司

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址		Lot no. 561 RP, 558 RP(Part), 559RP(Part), 562 S.F, 563(Part), 564 S.B, 565(Part), 567(Part), 568(Part) IN D.D. 89	
Site area 地盤面積		8140.38 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)	
Plan 圖則		S/NE-FTA/18	
Zoning 地帶		AGR and "Road"	
Type of Application 申請類別		☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月	
Applied use/ development 申請用途/發展		臨時中型及重型貨車維修工場連附屬辦公室及相關填土工程 (為期 3 年)	
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1772.59 ☒ About 約 ☐ Not more than 不多於	0.22 ☒ About 約 ☐ Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	9
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 ☒ (Not more than 不多於)
		Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	19.1 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>31</u> Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>4</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>14</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>13</u> Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
1. Site Plan 2. Lot index plan 3. Propose Filing of Land 4. Swept- Path analysis	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Audrey Hiu Tung SOO/PLAND

寄件者: Ho Yuen Cheng
寄件日期: 2025年09月05日星期五 16:17
收件者: Audrey Hiu Tung SOO/PLAND
主旨: Supplementary Documents for Application No. A/NE-FTA/267
附件: Statement.pdf; AGR.pdf; IMG_0002.pdf; 0909-2024807-FW (1).pdf
類別: Internet Email

Dear Ms. Soo,

Thank you for taking over our Section 16 planning permission application (No. A/NE-FTA/267) for the temporary medium and heavy goods vehicle repair workshop in Sheung Shui. We appreciate your support with this case.

As per your request, please find the new documents attached to this email

If these meet your requirements or if any additional information is needed, please let me know.

Best regards,
Cheng Ho Yuen

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	AGR (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot no. 561 RP, 558 RP(Part), 559RP(Part), 562 S.F, 563(Part), 564 S.B, 565(Part), 567(Part), 568(Part) IN D.D. 89		
Site area 地盤面積	8140.38 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	S/NE-FTA/18		
Zoning 地帶	AGR		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/development 申請用途/發展	臨時中型及重型貨車維修工場連附屬辦公室及相關填土工程（為期3年）		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1772.59 ☒ About 約 ☐ Not more than 不多於	0.22 ☒ About 約 ☐ Not more than 不 多於

電話 Tel: 3529 2415
圖文傳真 Fax: 3793 4547
電郵地址 Email: grc3@landsd.gov.hk
本署檔號 Our Ref.: LD/C(NDA)/DN/1
來函檔號 Your Ref.:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
新發展區組清拆小組
CLEARANCE TEAM
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界上水彩園邨彩屏樓地下 129 至 136 號
Unit 129-136, G/F, Choi Ping House, Choi Yuen Estate,
Sheung Shui, N.T.
網址 Website: www.landsd.gov.hk

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION: Unleased land as shown coloured pink on Plan 1 in the Remaining Phase Development of Fanling North New Development Area, New Territories

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires unlawful occupation of the unleased land at the above location to cease **before the 30th day of November of 2025.**

Date 28 August 2025

(FU Yue-ping)

for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於新界粉嶺北新發展區餘下階段發展在圖則一中粉紅色所示範圍內的未批租土地的情況於二零二五年十一月三十日之前停止。

地政總署署長

(傅裕平

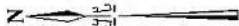


代行)

二零二五年八月廿八日

附註：

依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆掉或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆掉該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。

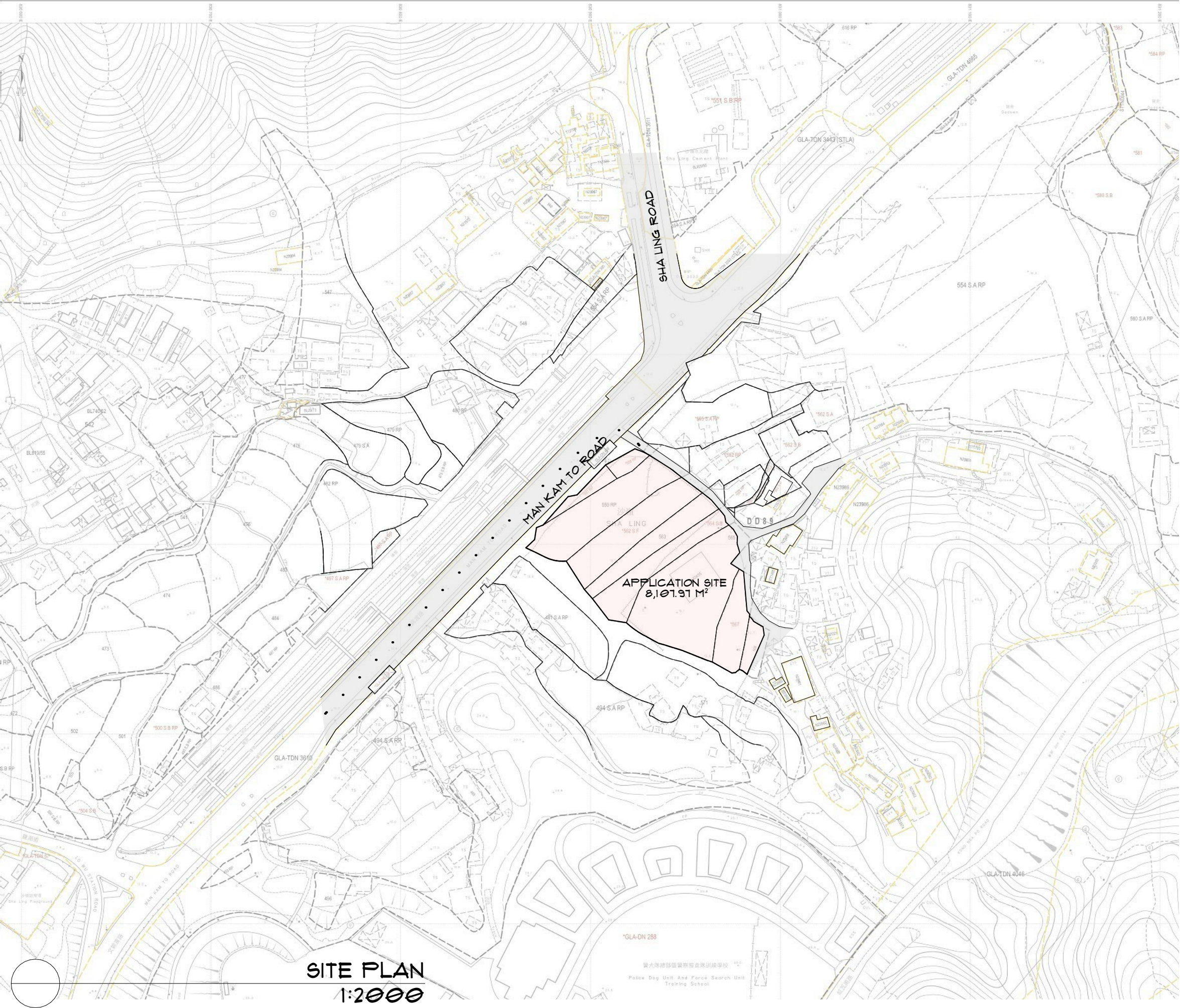


任何財產或建築物 (包括但不限於構築物編號) 不合法佔用粉紅色所示範圍的未批租土地的情況應在二零二五年十一月三十日之前停止。

Unlawful occupation by any property or structure (including but not limited to structure numbers) on the unleased land as shown coloured pink should cease before the 30th day of November 2025.

X4/13, X4/14, X4/15, X4/16, X4/17/1-12, X4/18, X4/19, X4/20, X4/21, X4/22, X4/23, X4/24, X4/25, X4/26, X4/27/1-5, X4/28, X4/29, X4/30/1-3, X4/31, X4/32, X4/33, X4/34, X4/35, X4/36, X4/37, X4/38, X4/39, X4/40, X4/41, X4/42, X4/43, X4/44, X4/45, X4/46, X4/47, X4/48, X4/49, X4/50, X4/51, X4/52/1-5, X4/53, X4/54, X4/55, X4/56, X4/57, X4/58/1-4, X4/59, X4/60, X4/61, X4/62, X4/63, X4/64, X4/65, X4/66, X4/67-1-3, X4/68, X4/69, X4/70, X4/71, X4/72, X4/73, X4/74, X4/75, X4/76, X4/77/1-6, X4/78, X4/79, X4/80, X4/81, X4/82, X4/83, X4/84-93, X4/94, X4/95, X4/96, X4/97, X4/98, X4/99, X4/100/1-6, X4/101, X4/102, X4/103, X4/104, X4/105, X4/106/1-4, X4/107, X4/108, X4/109, X4/110 & 112, X4/111/1-13, X4/113, X4/114, X4/115, 115A, 116/1-3, X4/117, X4/118, X4/119, X4/120/1-13, X4/121-122, X4/123, X4/124, X4/125, X4/126, X4/127, X4/128, X4/129-137, X4/138, X4/139, X4/140, X4/141, X4/142/1-8, X4/143, X4/144, X4/145, X4/146-148, X4/149-150, X4/151, X4/152, X4/153, X4/154/1-3, X4/155, X4/156, X4/157, X4/158, X4/159/1-5, X4/160, X4/161, X4/162, X4/163, X4/164, X4/165/1-2, X4/166, X4/167, X4/168, X4/169, X4/170/1-4, X4/171, X4/172, X4/173/1-7, X4/174, X4/175, X4/176, X4/177, X4/178, X4/179, X4/180, X4/181, X4/182, X4/183, X4/184-193, X4/194, X4/195-200, X4/211D, X4/211E, X4/211F, X4/244, X4/245/1-2, X4/246, X4/247, X4/248, X4/249, X4/250, X4/251, X4/252, X4/253, X4/254, X4/255, X4/256, X4/257, X4/258, X4/259/1-13, X4/260, X4/S/3, X4/S/4, X4/S/5, X5/66, X5/67, X5/68-72, X5/70A, X5/154, X5/156, X5/157, X5/158, X5/159, X5/160, X5/161, X5/162, X5/163, X5/164, X5/165, X5/166, X5/167, X5/168, X5/169, X5/170, X5/171, X6/46, X6/119, X6/201, X6/202-204, X6/205, X6/206, X6/207, X6/208, X6/209, X6/210, X6/211, X6/212, X6/213, X6/214, X6/215, X6/216, X6/217, X6/218, X6/219, X6/220, X6/221, X6/222, X6/223, X6/224, X6/225, X6/226, X6/227, X6/228-233, X6/234, X6/235, X6/236, X6/237, X6/238, X6/239, X6/240, X6/241, X6/242, X6/243, X6/244, X6/245, X6/246, X6/247, X6/248, X6/249, X6/250, X6/251, X6/252, X6/253, X6/254, X6/255, X6/256-259, X6/260, X6/261, X6/262, X6/263, X6/264, X6/265, X6/266, X6/267, X6/268, X6/269, X6/270, X6/271, X6/272, X6/273, X6/274, X6/275, X6/276, X6/277, X6/278, X6/279, X6/280, X6/281, X6/282, X6/283, X6/284, X6/285, X6/286, X6/287, X6/288-290, X6/291, X6/292, X6/293, X6/294, X6/295, X6/296, X6/297, X6/298, X6/299, X6/300, X6/301, X6/302, X6/303, X6/304, X6/305, X6/306, X6/307, X6/308, X6/309, X6/310, X6/311, X6/312, X6/313-315, X6/316, X6/317-322, X6/323, X6/324-327, X6/328, X6/329-331, X6/332, X6/333, X6/334-337, X6/343, X6/344, X6/345A-G, X6/352, X6/353-357, X6/358, X6/372, X6/384, X6/391, X6/392, X6/393, X6/394, X6/395, X6/399, X6/400-410, X7/S/1

地段索引圖 LOT INDEX PLAN



SITE PLAN
1:2000



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

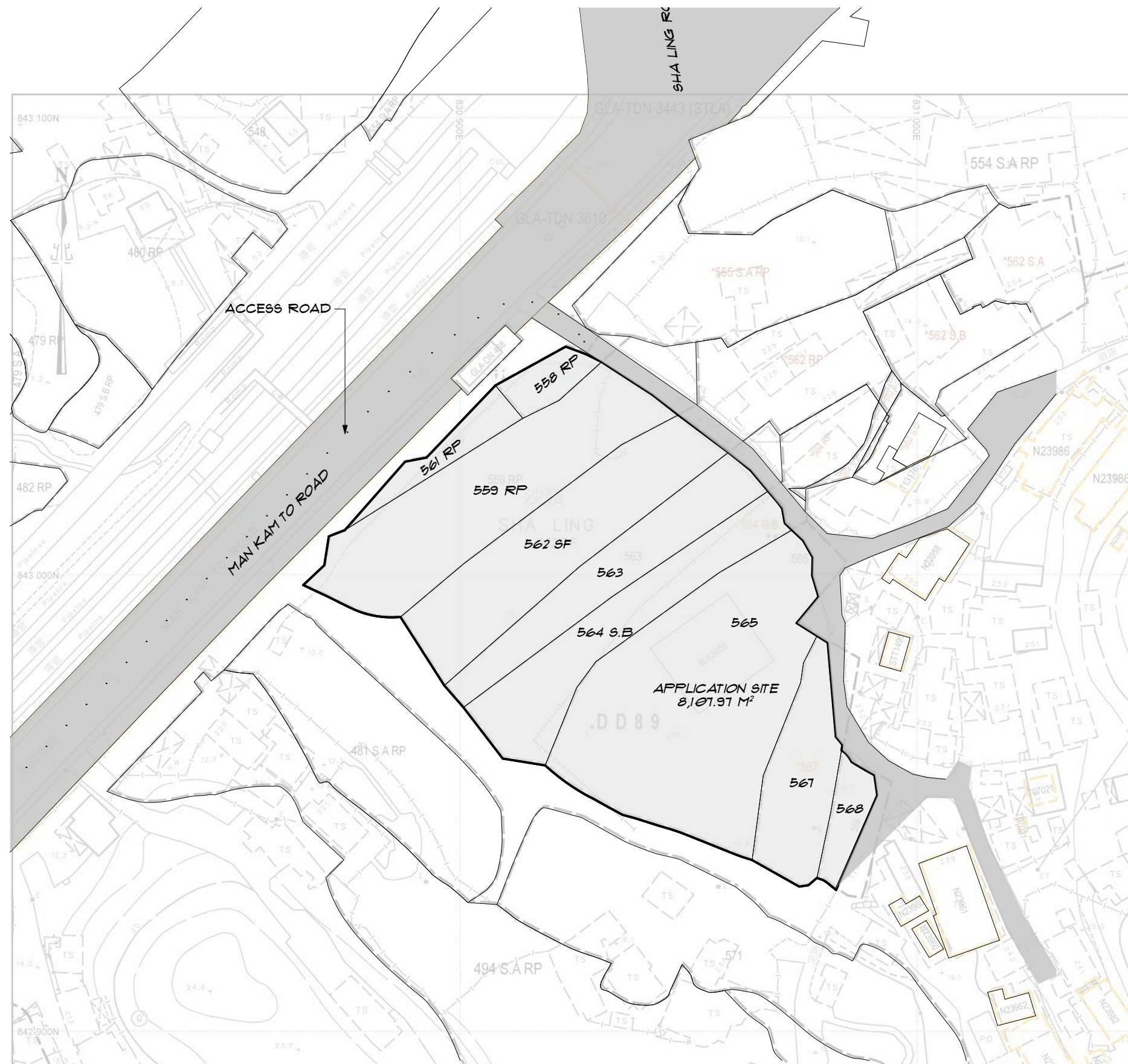
Client	Project Name
--------	--------------

Drawing Title:
Site Plan

Scale: as shown @ A3	Date: AUG 2024
----------------------	----------------

Drawn By: CX	Checked By: VY
--------------	----------------

Project No: 0909	Drawing No.: A1	Issue: A
Plot Date:	07/08/2024	



LOT INDEX PLAN
1:1000

The diagram illustrates the calculation of Site Area. It features a large rectangle divided into two horizontal sections. The top section is labeled 'PRIVATE LAND' and has an area of $8140.38M^2$. The bottom section is labeled 'GOVERNMENT LAND' and has an area of $0M^2$. A horizontal line separates these two sections from the bottom section, which is labeled 'SITE AREA' and has a total area of $8140.38M^2$.



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 0 8 NATHAN ROAD
MONGKOK KL HONGKONG

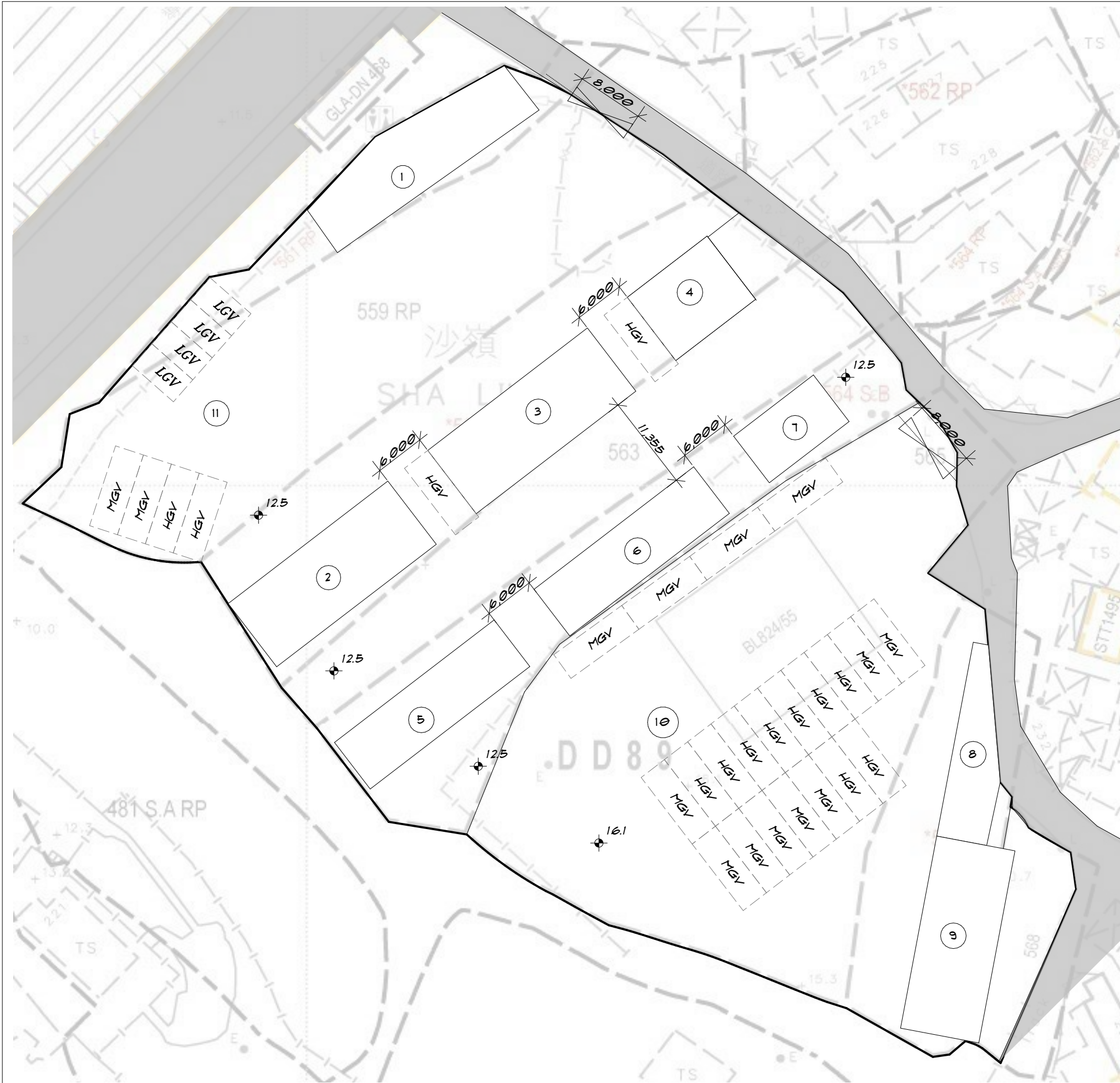
Please Note: Check and verify all dimensions before commencement of work and/or site drawing. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and/or amendments are to be reported to Reve for authorisation prior to the RBS carrying out such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
LOT INDEX PLAN

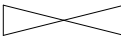
Scale: as shown @ A3	Date: AUG 2024
Drawn By: CX	Checked By: VY

Project No: 0909	Drawing No.: A2	Issue: A
Plot Date:		07/08/2024

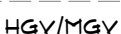


NO.	USES	FLOOR AREA APPROX.	COVER AREA APPROX.	STOREYS	HEIGHT
1	WAREHOUSE OFFICE WITH MAIN SWITCH ROOM	443.06M ²	221.53M ²	2	9M
2	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
3	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
4	TRUCK REPAIR SHOP	114M ²	114M ²	1	9M
5	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
6	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
7	TRUCK REPAIR SHOP	84M ²	84M ²	1	9M
8	STORAGE OR OFFICE AREA WITH MAIN SWITCH ROOM	111.53M ²	111.53M ²	1	9M
9	AC INSTALLATION & MAINTENANCE	228M ²	228M ²	1	9M
10	PARKING AREA	2156.62M ²	0M ²	0	0M

LEGEND



VEHICULAR INGRESS/EGRESS



PARKING SPACE FOR HEAVY GOODS VEHICLE (11M(L) X 3.5M(W))



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 0 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent. except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying out such changes. Figured dimensions take precedence over scale. Do not scale.

Client

Project Name

Drawing Title:
LAYOUT PLAN

Scale: as shown @ A3

Date: AUG 2024

Drawn By: CX

Checked By: VY

Project No:

0909

Drawing No.:

A3

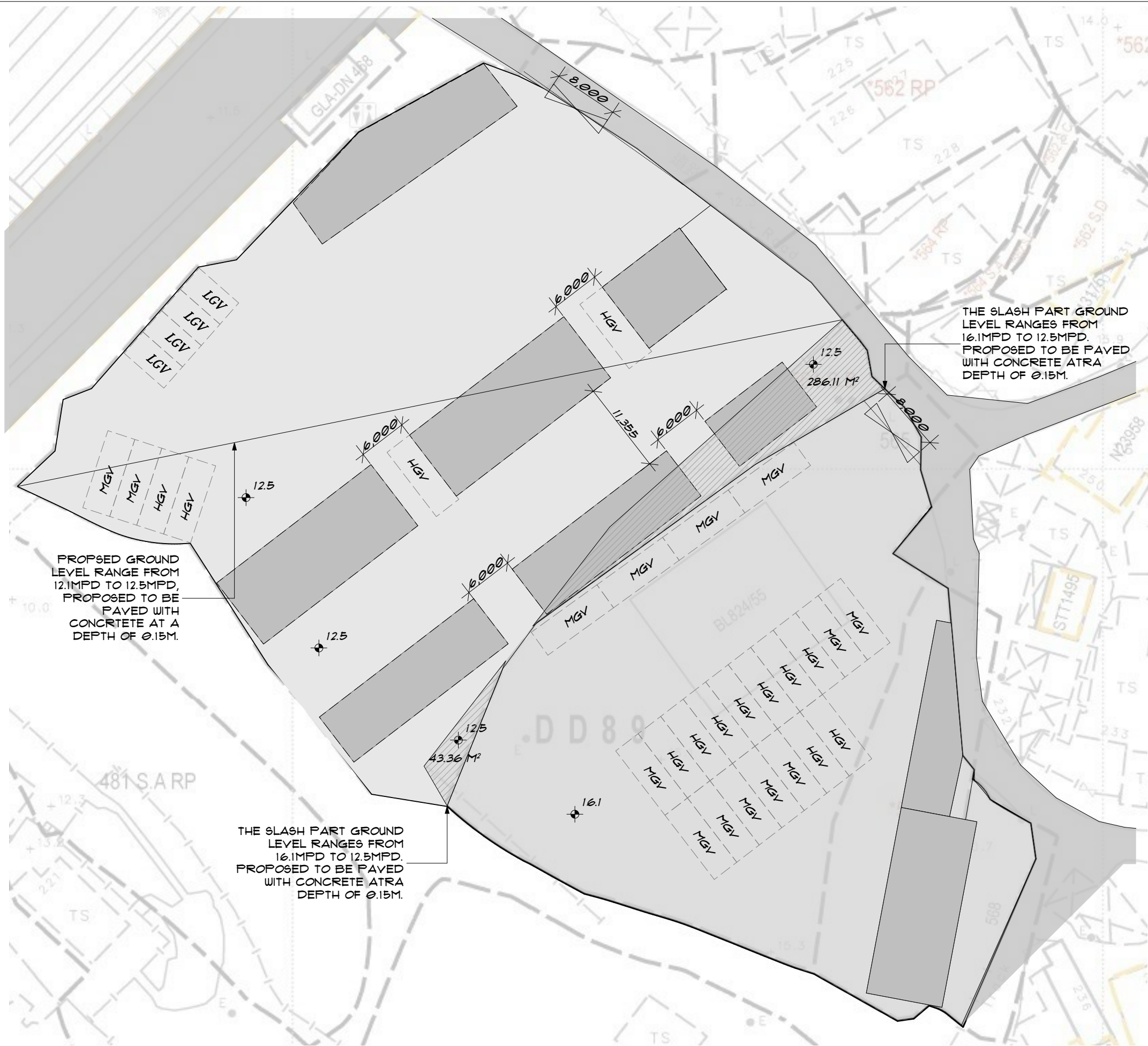
Issue:

A

Plot Date:

07/08/2024

LAY OUT PLAN
1:500



AREA (ABOUT)		
	PROPOSED PAVED AREA	6589.32M ²
		
	PROPOSED BUILDING PAVED AREA	1551.06M ²
SITE AREA		8140.38M ²

PROPOSED GROUND
LEVEL RANGE FROM
12.1MPD TO 12.5MPD,
PROPOSED TO BE
PAVED WITH
CONCRETE AT A
DEPTH OF 0.15M.

THE SLASH PART GROUND
LEVEL RANGES FROM
16.1MPD TO 12.5MPD.
PROPOSED TO BE PAVED
WITH CONCRETE AT A
DEPTH OF 0.15M.

THE SLASH PART GROUND
LEVEL RANGES FROM
16.1MPD TO 12.5MPD.
PROPOSED TO BE PAVED
WITH CONCRETE AT A
DEPTH OF 0.15M.



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent. except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying out such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
PLAN SHOW PROPOSED FILLING OF LAND

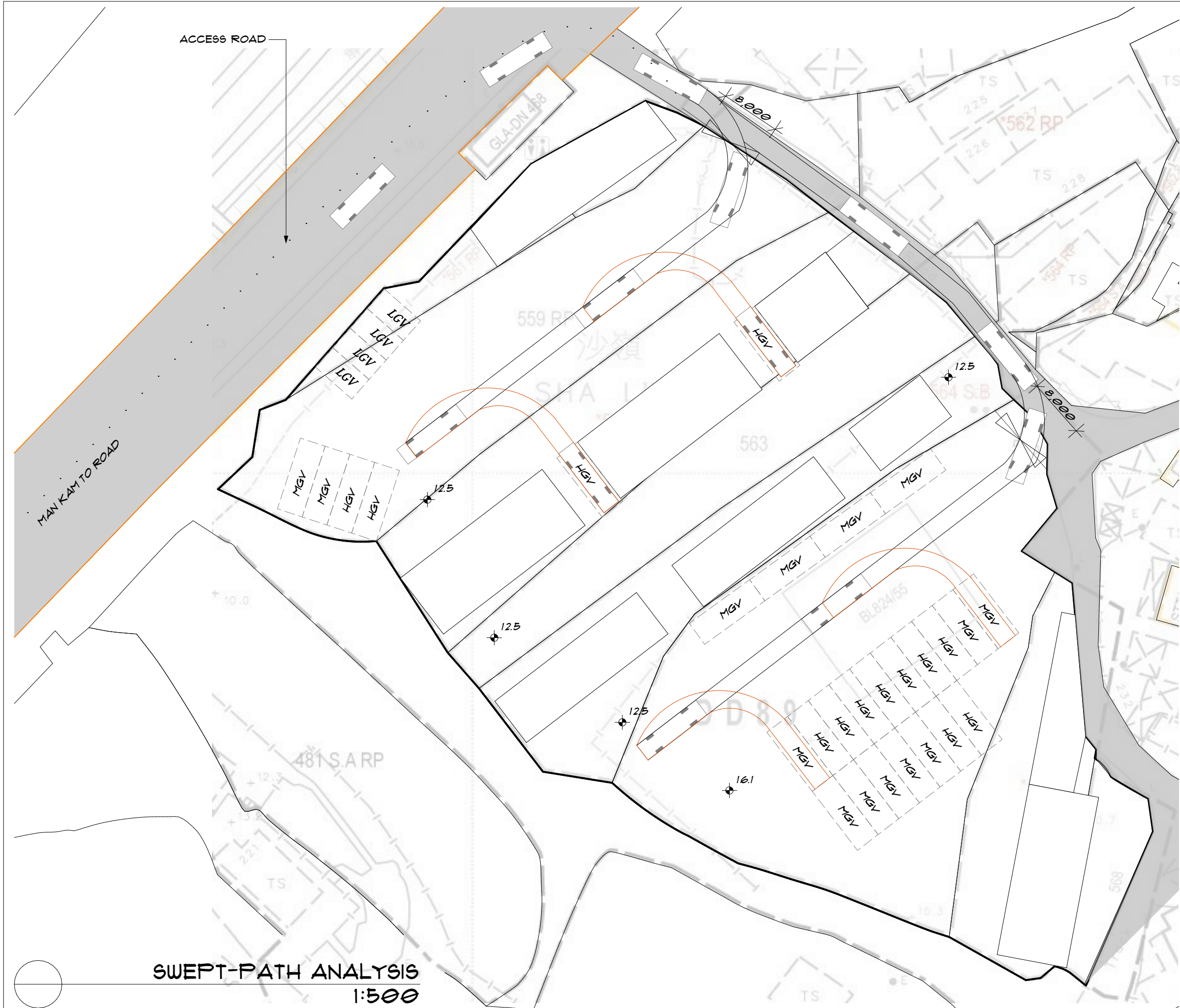
Scale: as shown @ A3	Date: AUG 2024
----------------------	----------------

Drawn By: CX	Checked By: VY
--------------	----------------

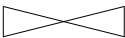
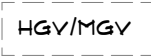
Project No: 0909	Drawing No.: A4	Issue: A
---------------------	--------------------	-------------

Plot Date:	07/08/2024
------------	------------

PROPOSED FILLING OF LAND
1:500



LEGEND

-  VEHICULAR INGRESS/EGRESS
-  PARKING SPACE FOR HEAVY GOODS VEHICLE (11M(L) X 3.5M(W))
-  HEAVY GOODS VEHICLE (10M(L) X 2.5M(W))



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent. except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
SWEPT-PATH ANALYSIS

Scale: as shown @ A3	Date: AUG 2024
Drawn By: CX	Checked By: VY

Project No: 0909	Drawing No.: A5	Issue: A
---------------------	--------------------	-------------

Plot Date: 07/08/2024

SWEPT-PATH ANALYSIS
1:500

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Audrey Hiu Tung SOO/PLAND

寄件者: Ho Yuen Cheng
寄件日期: 2025年09月11日星期四 9:45
收件者: Audrey Hiu Tung SOO/PLAND
主旨: Updated Planning Statement for Application No. A/NE-FTA/267
附件: Planning Statement.pdf

類別: Internet Email

Dear Ms. Soo,

Thank you for your guidance regarding our Section 16 application (No. A/NE-FTA/267). I have updated the title of the planning statement as you requested during our phone call.

Please find the revised planning statement attached for your review. If it meets your requirements or if any further adjustments are needed, please let me know.

Best regards,
Cheng Ho Yuen
Tung Heng Vehicles Limited
Phone:

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

新界沙嶺文錦渡路丈量約份第89約地段第558號餘段(部份)、第559號餘段(部份)、第561號餘段、第562號F分段、第563號(部份)、第564號B分段、第565號(部份)、第567號(部份)及第568號(部份)

臨時貨車維修工場(包括貨櫃車,中型及重型貨車)連附屬辦公室及相關填土工程(為期3年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.3-4

2. 申請原因-----P.5

3. 擬議發展計劃的各方面影響-----P.6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第131章)第16條,提交有關新界沙嶺文錦渡路丈量約份第89約地段第558號餘段(部份)、第559號餘段(部份)、第561號餘段、第562號F分段、第563號(部份)、第564號B分段、第565號(部份)、第567號(部份)及第568號(部份)的規劃申請,擬在上述地段申請為期三年的臨時貨車維修工場(包括貨柜車,中型及重型貨車)連附屬辦公室及相關填土工程(重型貨車的定義為許可車輛總重超過24公噸但不超過38公噸的貨車當中包括密斗,平板及其他的車身類型。貨櫃車定義為一種專門用來運輸標準化貨櫃的曳引車與拖架組合。)

2. 申請地點位於虎地坳及沙嶺附近,在《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18》上劃為「農業」用途及道路。

3. 申請地盤面積為約8,140.38平方米,上蓋總面積為1,551平方米,露天地方面積為6,989.32平方米,上蓋覆蓋率為19.1%。

4. 申請地點將設有9個構築物,用途及面積如下:

構築物1:辦公室,接待處,儲物室及洗手間連總電錶制房,兩層高,樓面面積約443.06平方米,每層面積約221.53平方米,高度不多於9米。

構築物2:中型及重型貨車維修工場,一層高,面積約228平方米,高度不多於9米。

構築物3:中型及重型貨車維修工場,一層高,面積約228平方米,高度不多於9米。

構築物4:中型及重型貨車維修工場,一層高,面積約114平方米,高度不多於9米。

構築物5:中型及重型貨車維修工場,一層高,面積約168平方米,高度不多於9米。

構築物6:中型及重型貨車維修工場,一層高,面積約168平方米,高度不

多於9米。

構築物7：中型及重型貨車維修工場，一層高，面積約84平方米，高度不多於9米。

構築物8：辦公室，儲物室及洗手間連總電錶制房，一層高，面積約111.53平方米，高度不多於9米。

構築物9：冷氣安裝及維修工場，一層高，面積約228平方米，高度不多於9米。

5. 申請地點涉及4個輕型貨車車位，14個中型貨車車位及13個重型貨車車位，會用作長期停泊車輛作維修及安裝配件之用。
6. 擬議用途的臨時中型及重型貨車維修工場連附屬辦公室（為期3年）及填土工程，雖然業務涉及少量機械加工程序，卻不會帶來噪音。
7. 申請地點可從文錦渡路前往，擬議發展的營運時間為星期一至星期六上午八時半至下午六時半，星期日及公眾假期除外。

申請原因

1. 申請人為同興車行有限公司，為上水古洞北新發展區及粉嶺北新發展區發展計劃的業務經營者，即受影響戶。我們受影響戶的地段為丈量約份第52約地段第420號餘段(部份)，421號(部份)，423號餘段，430號(部份)，432號，529號A分段餘段(部份)，356號(部份)，357號(部份)，359號(部份)，360號(部份)，365號餘段，375號餘段，376號，377號A分段餘段，377號B分段餘段，378號(部份)，380號(部份)，381號餘段，444號(部份)及1454號，約13,450平方米。
2. 申請地點是「農業」地帶及道路，而擬議用途為臨時中型及重型貨車維修工場連附屬辦公室（為期3年）及填土工程，不屬「農業」中的第一欄或二欄用途，需要向城規會取得規劃許可。
3. 申請地點附近的地段亦有臨時貨倉，木行，石屎廠等用途，而且符合城市規劃條例，即「現有用途」或已取得城市規劃委員會的臨時規劃許可，擬議申請用途和周邊環境及用途協調。
4. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作發展，「農業」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
5. 現時用途為「農業」地帶及道路，土地上的樹木將會重新種植(如需砍伐)，我們希望申請作臨時中型及重型貨車維修工場連附屬辦公室（為期3年）及填土工程。我們承諾不會對周邊地區及環境帶來重大負面影響。申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界沙嶺文錦渡路丈量約份第89約地段第558號餘段(部份)、第559號餘段(部份)、第561號餘段、第562號F分段、第563號(部份)、第564號B分段、第565號(部份)、第567號(部份)及第568號(部份)作為期不超過三年的臨時中型及重型貨車維修工場連附屬辦公室（為期3年）及填土工程

擬議發展計劃的各方面影響

1. 土地行政申點地點只涉及私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及9個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。
2. 擬議發展的入口 申請地點可從文錦渡路前往直接到達，入口設有約8米闊的大閘讓車輛駛進。
3. 擬議發展的交通安排 申請用途涉及4個輕型貨車車位，14個中型貨車車位及13個重型貨車車位，會用作長期停泊車輛作維修及安裝配件。
4. 環境方面 申請人會按照環保署對臨時工場及上蓋的技術指引，將對周邊環境的影響減到最低。
5. 空氣方面 申請地點是臨時貨車維修工場，車輛長期為熄匙狀態，不會對空氣造成污染。
6. 噪音方面 申請地點是臨時貨車維修工場，只在星期一至星期六上午八時半至下午六時半，星期日及公眾假期除外；車輛長期為熄匙狀態，不會為居民帶來重大的噪音影響。
7. 排污方面 申請用途涉及兩個洗手間，申請人會建造合適容量的化糞池，並安排公司定期來吸糞。
8. 渠務方面 申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面 申請人會將按照消防處的指引和要求放置消防裝置。
10. 綠化園景方面 申請人盡量現存的樹木，如需砍伐，必會重新種植並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。

懇請城市規劃委員會寬大批准新界沙嶺文錦渡路丈量約份第89約地段第558號餘段(部份)、第559號餘段(部份)、第561號餘段、第562號F分段、第563號(部份)、第564號B分段、第565號(部份)、第567號(部份)及第568號(部份)作為期不超過三年的臨時中型及重型貨車維修工場連附屬辦公室（為期3年）及填土工程

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy [

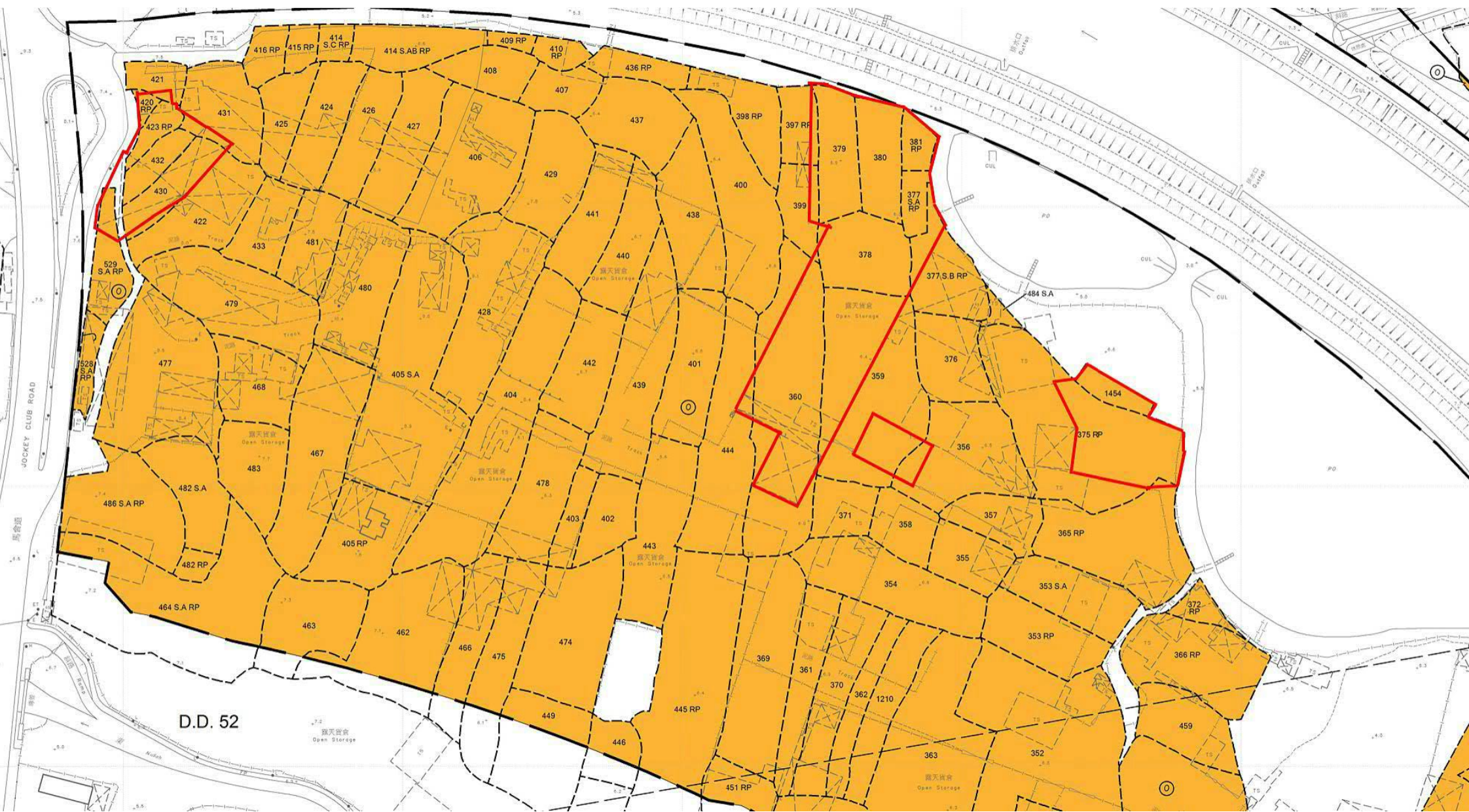
From: Ho Yuen Cheng [REDACTED]
Sent: 2025-09-30 星期二 19:11:41
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-FTA/267 - departmental comments
Attachment: Outline.jpg; Estimated Area.pdf

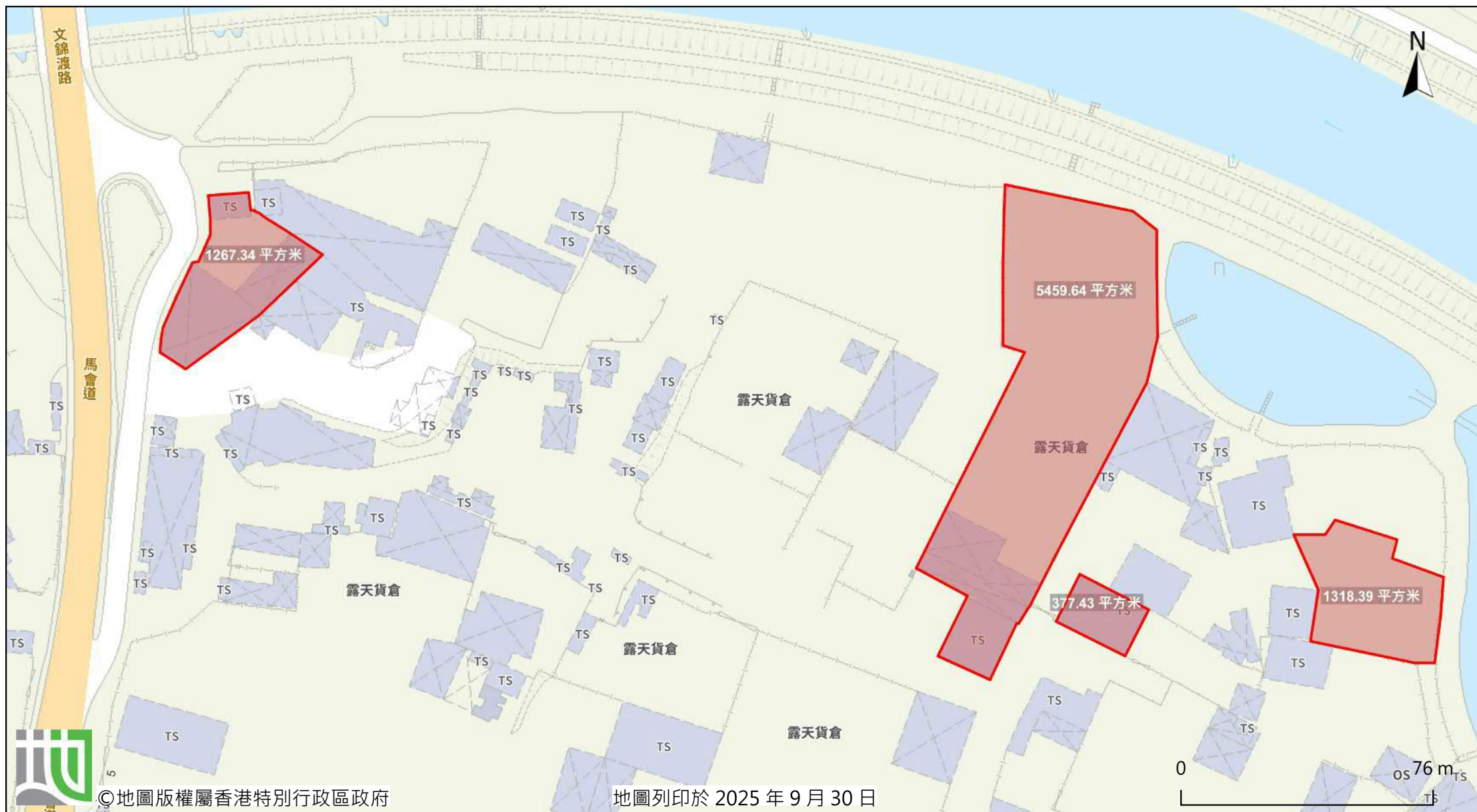
Dear Ms. Shirley Chan,

We extend our sincere gratitude for your email dated 30 September 2025 and your expeditious telephone communication regarding the comments on our Section 16 planning application (No. A/NE-FTA/267). Your professional support in this matter is highly appreciated.

In accordance with the request from Ms. Apple Lau (Telephone: 3915 4234) of the Secretary for Development, we hereby provide the following information to substantiate the proposed relocation area. Our original operation, impacted by the land resumption for the Kwu Tung North / Fanling North New Development Areas (G.N. 205), encompasses an area of approximately 8,400 square meters, adequately supporting our established use as a car park, showroom, storage, and workshop. The proposed site at D.D. 89, measuring 8,107.97 square meters, is designated for the same operational purposes, thereby ensuring functional continuity notwithstanding the resumption. To provide visual evidence of this comparability, we have attached two documents: one depicting the original site layout and another illustrating the proposed site plan. Should additional clarification or supplementary documentation be deemed necessary, we remain available for consultation and are prepared to engage with Ms. Lau as required.

Yours faithfully,
Cheng Ho Yuen
Tung Heng Vehicles Limited
Telephone: [REDACTED]





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Ho Yuen Cheng [REDACTED]
Sent: 2025-10-09 星期四 11:06:15
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-FTA/267 - departmental comments
Attachment: Drawing.pdf

Dear Ms. Shirley Chan,

We acknowledge with gratitude the unscheduled meeting arranged by Mr. TAM Kam-fai of the Transport Department on 06 October 2025, and your prompt response after hours on 04 October 2025, both of which have assisted our Section 16 planning application (No. A/NE-FTA/267). This submission addresses the comments received concerning the proposed temporary vehicle repair workshop, showroom, car park, and storage facility at D.D. 89, comprising Lots 558 RP (part) to 568 (part), necessitated by the compulsory acquisition of our prior operational site pursuant to the Kwu Tung North / Fanling North New Development Areas (G.N. 205). The proposed development is engineered to replicate the existing land use and traffic profile of the original site, with vehicular access maintained via Man Kam To Road. This relocation is designed to impose no additional traffic burden on this principal roadway, as the proposed operations will leverage the extant infrastructure and traffic patterns, thereby upholding the prevailing equilibrium on adjacent road networks.

(i) The applicant should advise and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions.

- **Response:** The proposed site's traffic generation, estimated at 130 movements per day (65 arrivals, 65 departures) between 9:00 AM and 6:00 PM (averaging 13-14 movements per hour), is consistent with the traffic profile of the original site. This estimation is predicated on approximately 130 vehicle repairs per month (equating to 5-6 trucks per day), augmented by client attendances for administrative purposes, showroom activities, and the commuting patterns of 5 employee vehicles (manifesting peak movements of 25 and 20). Such traffic is deemed comparable to the current operation, with no material impact anticipated on Man Kam To Road or the Sha Ling Road junction.
- **Traffic Estimation Table:**

Time Slot	Arrivals	Departures	Total
9:00 - 10:00 AM	15	10	25
10:00 - 11:00 AM	8	5	13
11:00 AM - 12:00 PM	8	5	13
12:00 - 1:00 PM	5	5	10
1:00 - 2:00 PM	5	5	10
2:00 - 3:00 PM	6	6	12
3:00 - 4:00 PM	5	7	12
4:00 - 5:00 PM	8	12	20
5:00 - 6:00 PM	5	10	15
Total	65	65	130

(ii) The applicant shall review and revise the parking spaces for articulated container vehicles that should have a stall dimension of 16m x 3.5m.

- **Response:** We acknowledge the Transport Department's observation and have amended our design to accommodate articulated container vehicles with a stall dimension of 16m x 3.5m, as illustrated in the attached revised site plan drawing A5. We invite your consideration of the updated configuration.

(iii) The applicant shall demonstrate the satisfactory maneuvering of articulated container vehicles with a design dimension of 16m x 2.5m entering and exiting the subject site, maneuvering within the subject site and into / out of the parking and loading/unloading spaces, preferably using swept path analysis.

- **Response:** We appreciate the Transport Department's input and have modified our design to facilitate safe maneuvering for articulated container vehicles with a design dimension of 16m x 2.5m. A swept path analysis is incorporated in the attached revised site plan drawing A5 for your consideration.

(iv) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.

- **Response:** To safeguard pedestrian welfare, we shall install a barrier gate fitted with illuminated signals and an audible siren to alert pedestrians of outgoing vehicles. Supplementary signage will be erected for the guidance of both pedestrians and drivers.

(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.

- **Response:** A dedicated service assistant will manage customer scheduling to preclude queuing beyond the site boundaries.

(vi) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.

- **Response:** We shall provide designated free parking spaces within the site, specifically at the Light Goods Vehicle (LGV) parking spot adjacent to the office, and install external signage to prohibit illegal parking by visitors.

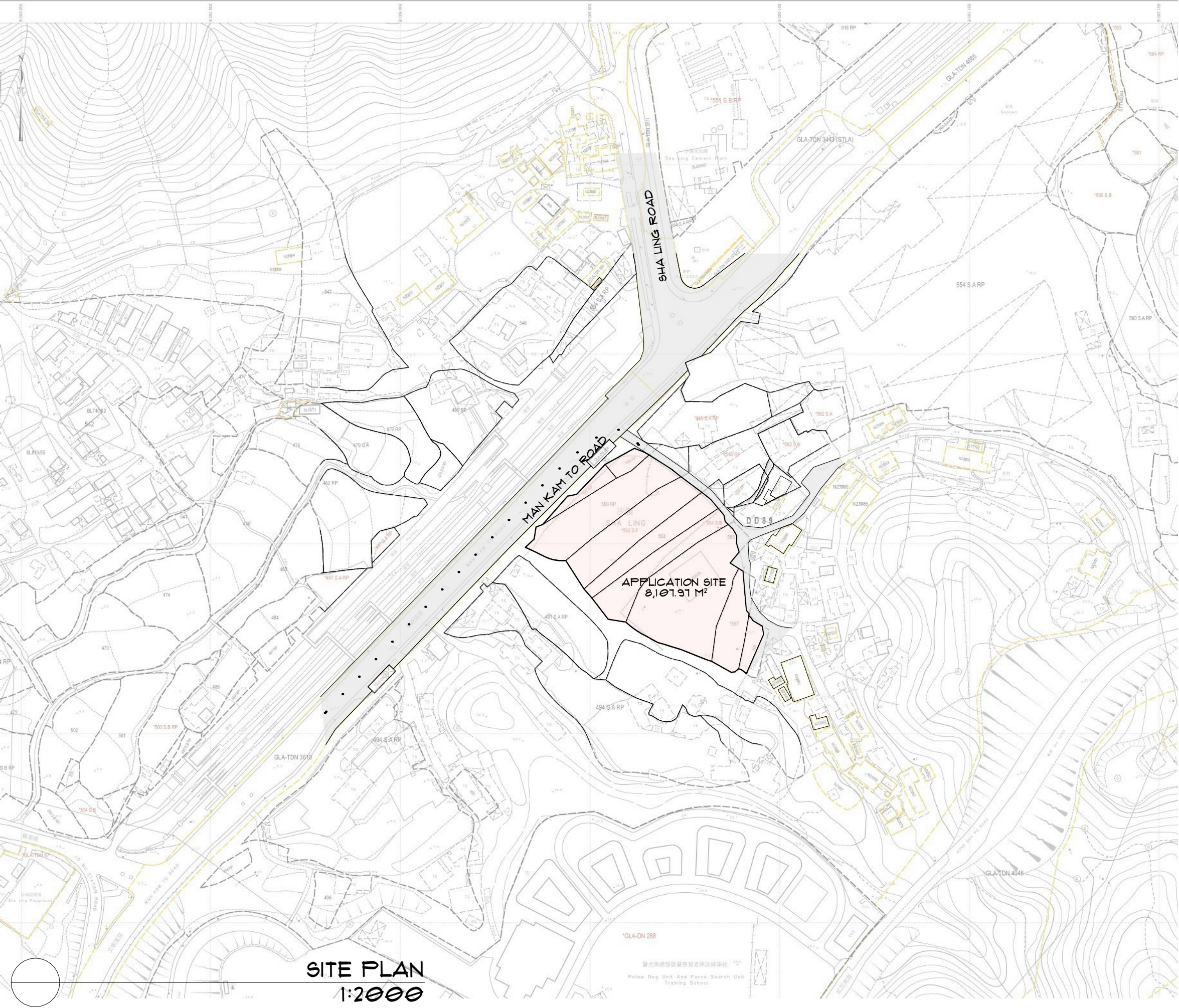
We trust this submission adequately addresses the Transport Department's comments. Should further information or clarification be required, we remain at your disposal to facilitate the review process.

Yours faithfully,

Cheng Ho Yuen

Tung Heng Vehicles Limited

地段索引圖 LOT INDEX PLAN



SITE PLAN
1:2000



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

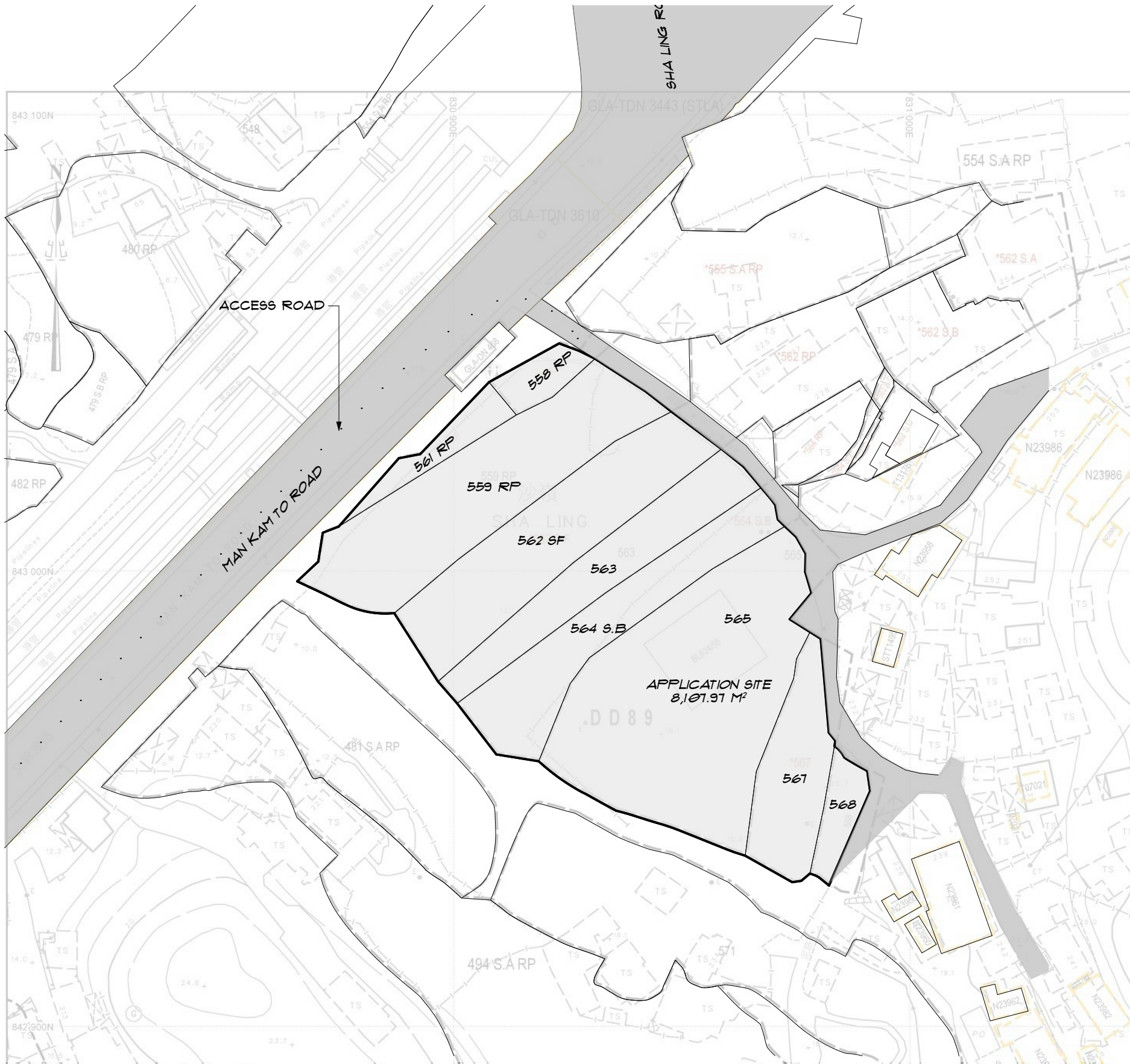
Client	Project Name
--------	--------------

Drawing Title:
Site Plan

Scale: as shown @ A3	Date: OCT 2025
----------------------	----------------

Drawn By: LL	Checked By: VY
--------------	----------------

Project No: 0909	Drawing No.: A1	Issue: A
Plot Date:	08/10/2025	



AREA (ABOUT)		
	PRIVATE LAND	8140.38M ²
	GOVERNMENT LAND	0M ²
SITE AREA		8140.38M ²



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent. except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

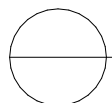
Drawing Title:
LOT INDEX PLAN

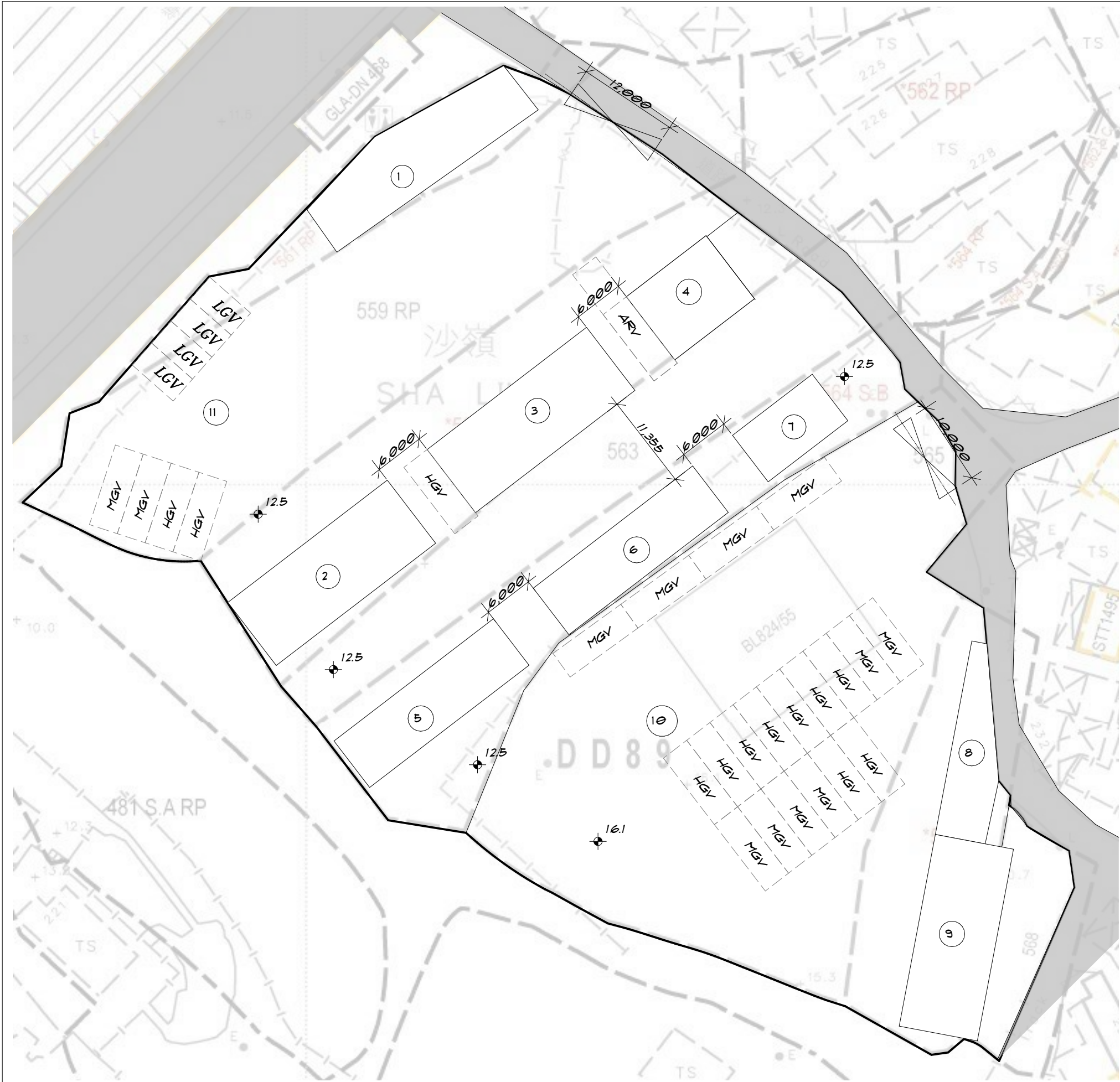
Scale: as shown @ A3	Date: OCT 2025
----------------------	----------------

Drawn By: LL	Checked By: VY
--------------	----------------

Project No: 0909	Drawing No.: A2	Issue: A
----------------------------	---------------------------	--------------------

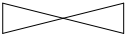
Plot Date:	08/10/2025
------------	------------

 **LOT INDEX PLAN**
1:1000



NO.	USES	FLOOR AREA APPROX.	COVER AREA APPROX.	STOREYS	HEIGHT
1	WAREHOUSE OFFICE WITH MAIN SWITCH ROOM	443.06M ²	221.53M ²	2	9M
2	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
3	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
4	TRUCK REPAIR SHOP	114M ²	114M ²	1	9M
5	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
6	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
7	TRUCK REPAIR SHOP	84M ²	84M ²	1	9M
8	STORAGE OR OFFICE AREA WITH MAIN SWITCH ROOM	111.53M ²	111.53M ²	1	9M
9	AC INSTALLATION & MAINTENANCE	228M ²	228M ²	1	9M
10	PARKING AREA	2156.62M ²	0M ²	0	0M

LEGEND

VEHICULAR INGRESS/EGRESS

PARKING SPACE FOR HEAVY GOODS VEHICLE (11M(L) X 3.5M(W))

ARTICULATED CONTAINER VEHICLES (16M(L) X 2.5M(W))



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 0 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent. except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

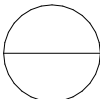
Drawing Title:
LAYOUT PLAN

Scale: as shown @ A3	Date: OCT 2025
----------------------	----------------

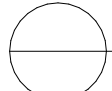
Drawn By: LL	Checked By: VY
--------------	----------------

Project No: 0909	Drawing No.: A3	Issue: A
---------------------	--------------------	-------------

Plot Date:	08/10/2025
------------	------------

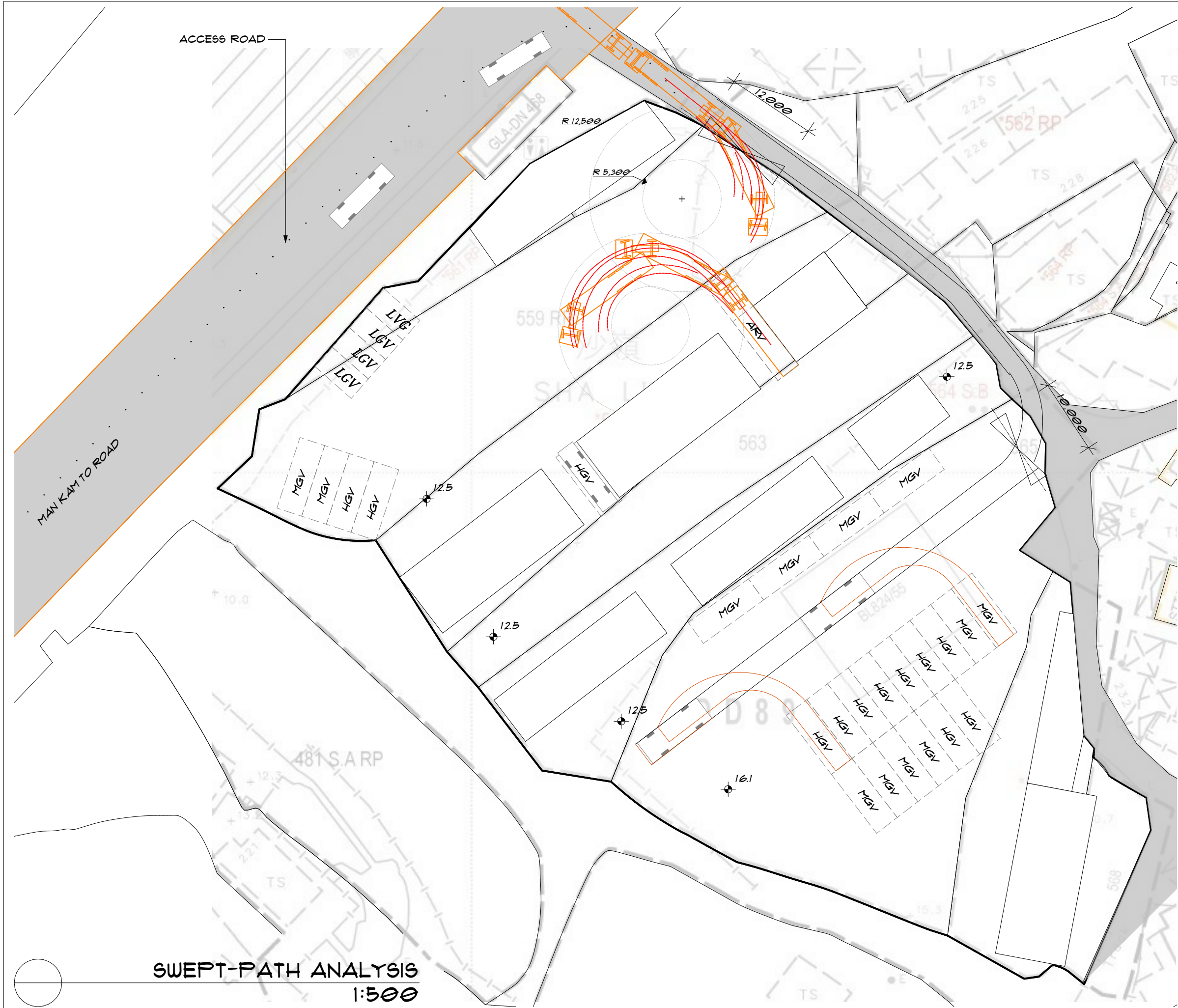


LAY OUT PLAN
1:500

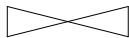
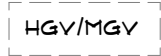


1:500

Plot Date: 08/10/2025



LEGEND

-  VEHICULAR INGRESS/EGRESS
-  PARKING SPACE FOR HEAVY GOODS VEHICLE (11M(L) X 3.5M(W))
-  ARTICULATED CONTAINER VEHICLES (16M(L) X 2.5M(W))
-  HEAVY GOODS VEHICLE (10M(L) X 2.5M(W))



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 0 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying out such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
SWEPT-PATH ANALYSIS

Scale: as shown @ A3	Date: OCT 2025
----------------------	----------------

Drawn By: LL	Checked By: VY
--------------	----------------

Project No: 0909	Drawing No.: A5	Issue: A
---------------------	--------------------	-------------

Plot Date:	08/10/2025
------------	------------

SWEPT-PATH ANALYSIS
1:500

From: Ho Yuen Cheng [REDACTED]
Sent: 2025-10-09 星期四 18:04:58
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-FTA/267 - departmental comments

Dear Ms. Shirley Chan,

We express our sincere gratitude for your email dated 09 October 2025, conveying the comments from the Director for Environmental Protection (Ms. C.C. CHANG, Telephone: 2835 1867) regarding our Section 16 planning application (No. A/NE-FTA/267). Your diligent assistance is greatly valued.

In response to the concerns raised by the Environmental Protection Department regarding potential nuisance and sewage impacts due to the proximity of domestic dwellings, we confirm our commitment to implement the following measures, in strict accordance with the Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites, should the Town Planning Board grant approval:

- Air Quality: Surfacing all access roads and open areas with hard materials (e.g., concrete or asphalt) to mitigate dust emissions from heavy vehicle operations, consistent with our site development intentions.
- Noise: Constructing a 2.5m solid boundary wall to attenuate noise from vehicle repair activities, integrated into our planned site configuration.
- Waste Management: Collecting waste engine oil in a dedicated containment barrel, with periodic disposal by a certified third party to preclude environmental contamination.

These measures will effectively address environmental impacts.

Yours faithfully,
Cheng Ho Yuen
Tung Heng Vehicles Limited

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Audrey Hiu Tung SOO/PLAND

寄件者: Ho Yuen Cheng [REDACTED]
寄件日期: 2025年10月17日星期五 10:18
收件者: Audrey Hiu Tung SOO/PLAND
主旨: Application No. A/NE-FTA/267
附件: Drawing A4 V2.pdf

類別: Internet Email

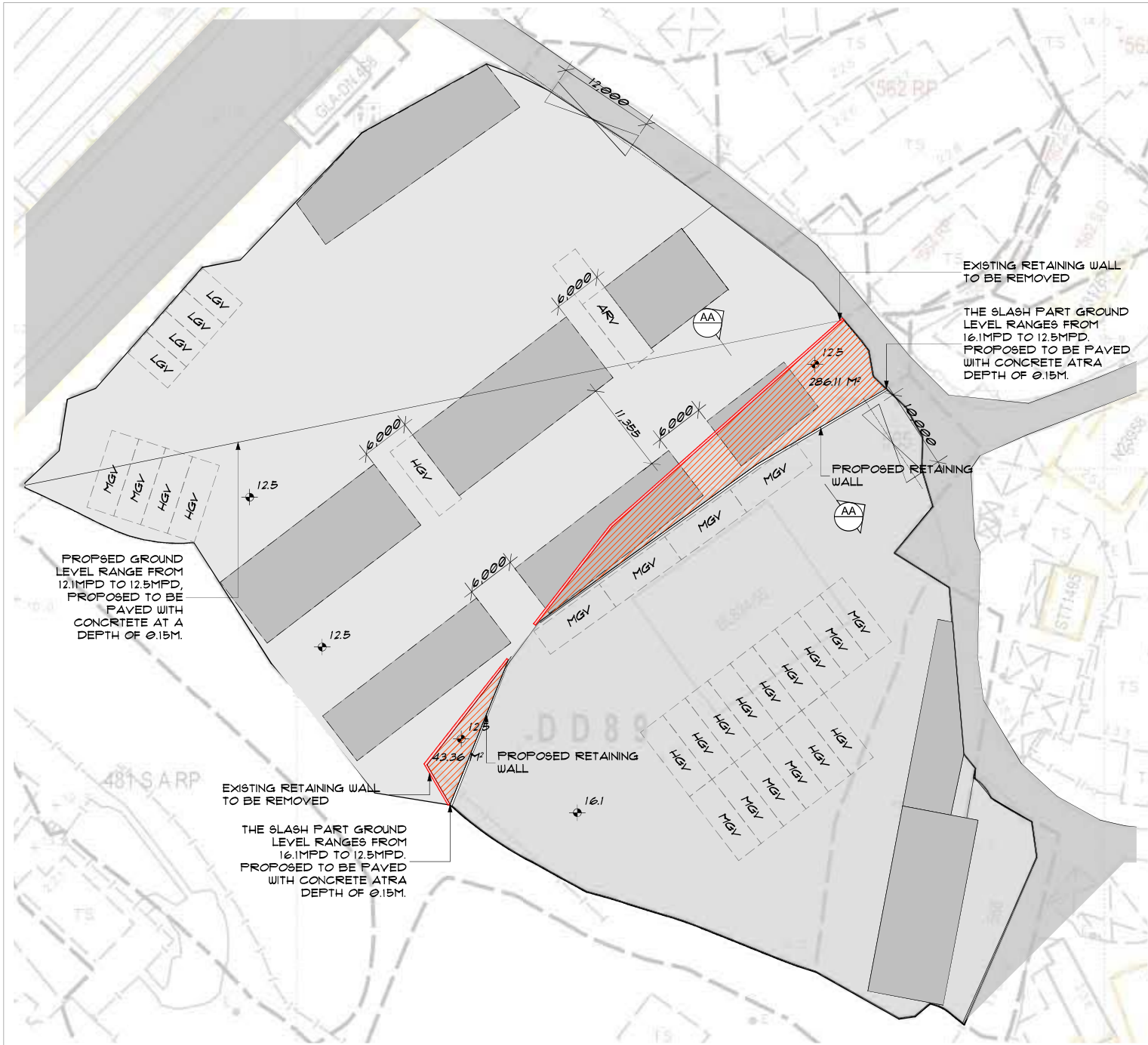
Dear Ms. Soo Hui Tung,

We express our gratitude for your updates provided on 13 and 15 October 2025 regarding our Section 16 planning application (No. A/NE-FTA/267) for the proposed temporary vehicle repair workshop, showroom, car park, and storage facility at D.D. 89, Lots 558 RP (part) to 568 (part).

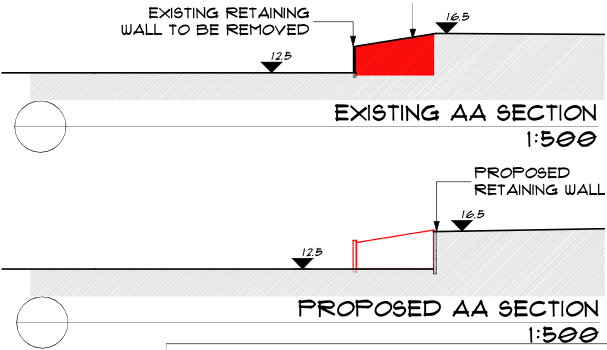
In response to your clarification request, we confirm our plan to use portable toilets for the site, with waste collection managed by a licensed contractor for disposal at an approved facility. We have also attached an updated site plan drawing (A5 Revised) for your reference.

We trust this addresses the concerns raised. Should further information be required, we remain available for consultation.

Yours faithfully,
Cheng Ho Yuen
Tung Heng Vehicles Limited



AREA (ABOUT)		
	PROPOSED PAVED AREA	6589.32M ²
	EXISTING SOIL TO BE REMOVED	329.47M ²
	PROPOSED BUILDING PAVED AREA	1551.06M ²



BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and/or amendments are to be reported to Reve for authorisation prior to the RBS carrying out such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
PLAN SHOW PROPOSED FILLING OF LAND

Scale: as shown @ A3	Date: OCT 2025
Drawn By: LL	Checked By: VY

Project No: 0909	Drawing No.: A4	Issue: A
---------------------	--------------------	-------------

Plot Date: 17/10/2025

PROPOSED SOIL CUT
1:500

FLOOR LEVEL NOTE:
FLOOR LEVELS INDICATED ON PLAN REPRESENT EXISTING CONDITIONS.
FINISHED FLOOR LEVELS SHALL BE INCREASED BY 150 MM UPON COMPLETION
OF CONSTRUCTION.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Audrey Hiu Tung SOO/PLAND

寄件者: Ho Yuen Cheng [REDACTED]
寄件日期: 2025年10月21日星期二 11:55
收件者: Audrey Hiu Tung SOO/PLAND
主旨: A/NE-FTA/267 - Drawing A3 Update
附件: A3 Updated.pdf

類別: Internet Email

Dear Ms. Soo Hui Tung,

Thank you for your update. We have changed our drawing A3. Please check the attachment. Please feel free to contact us if you have any questions.

Yours faithfully,

Cheng Ho Yuen
Tung Heng Vehicles Limited



LAY OUT PLAN
1:500

NO.	USES	FLOOR AREA APPROX.	COVER AREA APPROX.	STOREYS	HEIGHT
1	WAREHOUSE OFFICE WITH MAIN SWITCH ROOM	443.06M ²	221.53M ²	2	9M
2	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
3	TRUCK REPAIR SHOP	228M ²	228M ²	1	9M
4	TRUCK REPAIR SHOP	114M ²	114M ²	1	9M
5	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
6	TRUCK REPAIR SHOP	168M ²	168M ²	1	9M
7	TRUCK REPAIR SHOP	84M ²	84M ²	1	9M
8	STORAGE OR OFFICE AREA WITH MAIN SWITCH ROOM	111.53M ²	111.53M ²	1	9M
9	AC INSTALLATION & MAINTENACE	228M ²	228M ²	1	9M

LEGEND

VEHICULAR INGRESS/EGRESS

ARTICULATED CONTAINER VEHICLES (16M(L) X 2.5M(W))

PARKING SPACE FOR HEAVY GOODS VEHICLE (11M(L) X 3.5M(W))

BLUE SEALINE LIMITED
Building Design Consultants

UNIT 1403 PRESIDENT COMM
CTR 6 o 8 NATHAN ROAD
MONGKOK KL HONGKONG

Please Note: Check and verify all dimensions before commencement of work and/or shop drawings. This design and drawing is the property of Reve Design Pty Ltd (Reve) and may not be copied in whole or part without their written consent, except that the Relevant Building Surveyor (RBS) can, at their discretion, make minor necessary changes, in order to facilitate the issuing of the Building Permit. Any proposed additions and or amendments are to be reported to Reve for authorisation prior to the RBS carrying tout such changes. Figured dimensions take precedence over scale. Do not scale.

Client	Project Name
--------	--------------

Drawing Title:
LAYOUT PLAN

Scale: as shown @ A3	Date: OCT 2025
Drawn By: LL	Checked By: VY

Project No: 0909	Drawing No.: A3	Issue: A
Plot Date:	16/10/2025	

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions;
 - (d) Category 4 areas: Applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits; and
 - (e) Taking into account the demand for cross-boundary parking facilities, applications for such use at suitable sites in areas of close proximity to the boundary crossing points, such

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-FTA/193	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	13.12.2019 (Revoked on 13.9.2021)
A/NE-FTA/198	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.12.2020 (Revoked on 18.12.2021)
A/NE-FTA/225	Proposed Temporary Logistics Centre for a Period of 3 Years and Associated Filling of Land	26.1.2024 (Revoked on 26.1.2025)

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-FTA/159	Proposed Temporary Parking of Container Tractors and Trailers for Sale with Ancillary Office for a Period of 3 Years	14.10.2016	R1 – R4
A/NE-FTA/174	Proposed Temporary Vehicle Repair Workshop for Medium Goods Vehicle, Heavy Goods Vehicle, Coach and Container Tractor for a Period of 3 Years	28.7.2017	R1, R4, R5
A/NE-FTA/184	Proposed Temporary Public Vehicle Park for a Period of 3 Years	25.1.2019 (on review)	R1, R4, R6
A/NE-FTA/212	Proposed Temporary Logistics Centre for a Period of 3 Years	9.9.2022	R1, R6

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted for the site; and there were adverse departmental comments on the application.
- R3 The applicant failed to demonstrate that the proposed development would not cause adverse environmental and landscape impacts on the surrounding areas.
- R4 The approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.
- R5 The application did not comply with TPB PG-No.13E in that there was no previous approval of open storage and port back-up uses granted for the site and no exceptional circumstance to justify sympathetic consideration of the application; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the proposed development would not cause adverse traffic, environmental and landscape impacts on the surrounding areas.
- R6 The applicant failed to demonstrate that the proposed development would not cause adverse environmental impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective;
- after taking into consideration the context of the application site (the Site) including its location, existing adjacent developments, existing adjacent pedestrian footway, traffic conditions, requirement for vehicular access, etc., should the application be approved, approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board, and shall be maintained at all times during the planning approval period shall be imposed; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. The Director of Environmental Protection should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments on the general requirements in the drainage proposal are at **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising temporary structures, open storages, clusters of trees and woodlands to the south and east within the “Green Belt” zones. The proposed use is not entirely incompatible with the landscape character of the surroundings;
- with reference to site photos taken in on 12.9.2025, the Site is generally vacant, fenced off and partially covered by existing wild vegetation of common species. No significant landscape resources are observed within the Site. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix V**.

4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the proposed use;
- it is noted that nine structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

6. **Other Departments**

The following government departments have no comment on/no objection to the application:

- Commissioner for Police (C for P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and

- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease, except Lots 562 S.F and 565 in D.D. 89, which contain the restriction that no structures are allowed to be erected without prior approval of the Government. Lot 562 S.F in D.D. 89 is a mixed lot (i.e. house and agricultural use). Apart from agricultural use, part of Lot 565 in D.D. 89 is covered by Building Licence No. BL824/55 for house purpose. No right of access via Government land (GL) is granted to the Site. It is noted that the proposed vehicular access will need to be passed through other private lots, the lot owners shall make their own arrangement;
 - (ii) the following irregularities not covered by the subject planning application have been detected by his office:
 - Unauthorised structure within Lot 563 in D.D. 89 not covered by the planning application

there is unauthorised structure within Lot 563 in D.D. 89 (i.e. extended from adjoining private Lot 562 RP in D.D. 89) not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - Unlawful occupation of GL not covered by the planning application

the GL adjoining the Site has been fenced-off/illegally occupied without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) the lot owners shall remove the unauthorised structure and cease the illegal occupation of the GL not covered by the subject planning application immediately; and subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take land

control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (iv) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site, and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD); the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90” to avoid causing nuisance and sewage impacts on the surrounding areas; and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the general requirements on the drainage proposal that:
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the

additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;

- (vii) where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - (viii) all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - (xi) to make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary vehicle repair workshop (including container vehicle, medium and heavy goods vehicle) with ancillary office and associated filling of land for a period of three years is located within the proposed New

Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and

- (k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that nine structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
 - (iii) if the Site does not abut on a specified street having a width not less than 4.5m, the permitted development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (vi) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - (vii) the headroom (9m) of the one to two storeys temporary structures are considered excessive. It should be justified upon formal plan submission to BD;
 - (viii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (ix) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-10-03 星期五 02:37:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/267 DD 89 Sha Ling

A/NE-FTA/267

Lots 558 RP (Part), 559 RP (Part), 561 RP, 562 S.F, 563 (Part), 564 S.B, 565 (Part),
567 (Part), 568 (Part) in D.D. 89, Ma Kam To Road, Sha Ling, Sheung Shui

Site area: About 8,140.38sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / 31 Heavy Vehicle Parking / **Filling of Land**

Dear TPB Members,

212 was rejected on 9 Sept 2022 but subsequently approved under 225 on 26 Jan 2024. This despite EPD's concern that the proposed development would generate environmental nuisance to the nearby residential dwellings.

Support from DevB overrides other considerations.

But a number of conditions were not fulfilled, including run in/out, a significant concern because of proximity to numerous residences. Approval was revoked on 26 Jan 2025.

An now another applicant with not only a larger footprint, but no longer a logistics operation but a vehicle repair operation.

There is no mention of relocation, so no interference from DevB in the process. Also no reference to trees and the buffer zone.

In view of the issues re the logistics operation, there is no justification to approve the current proposal as it would have an even more negative impact on the local residents with regard to environment, noise pollution and the constant movement of heavy vehicles that pose safety concerns on local roads.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 2 June 2022 3:07 AM HKT

Subject: A/NE-FTA/212 DD 89 Sha Ling

A/NE-FTA/212

Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Ma Kam To Road, Sha Ling, Sheung Shui

Site area : About 7,710sq.m

Zoning : "Agriculture"

Applied use : Logistics Centre / 8 Vehicle Parking

Dear TPB Members,

One has to question sometimes if TPB members are naive or if approval for what are clearly dodgy proposals designed to camouflage the real intention of their applicant are made for expediency or over reliance on PlanD that is ever ready to recommend approval of any operation however suspicious.

In this instance an amalgamation of two 'hobby farm' applications. 198 and 193.

198 is going through the usual application for deferment process while

193 REVOKED ON 13.9.2021:

As the applicant had failed to comply with conditions (c), (d) & (f) satisfactorily by 13.9.2021, the planning permission for the subject application had already been revoked on the same date.

As the hobby farms are not going to materialize, applicant is back with what is the genuine intention, to continue with the brownfield open storage dressed up as a 'Logistics Centre'.

But now we have official pledges that brownfield operations are to be phased out.

Members have a duty to carefully consider the implications of approving the operation.

Previous objections to both applications still applicable

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 14 August 2020 3:46 AM CST

Subject: A/NE-FTA/198 DD 89 Sha Ling

A/NE-FTA/198

Lots 481 S.A RP (Part), 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part) and 564 S.B (Part) in D.D. 89 and Adjoining Government Land, Sha Ling, Sheung Shui

Site area : About 6,100sq.m Includes Government Land of about 550sq.m

Zoning : "Agriculture"

Applied Use : Hobby Farm / 4 Vehicle Parking

Dear TPB Members,

Despite the Review of 184 having been rejected, it would appear that the site continued to function as Open Storage/Heavy Goods Parking even though the Applicant had stated that it was to serve local villagers for private car parking.

Now he is back with the usual back up plan, the Hobby Farm.

This is clearly a ruse to extend the container parking operation.

What guarantee would there be that any genuine farming activities would take place and not the usual revocation after a few years and back with another application.

There is no sign of the trees that were to be replanted.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, September 18, 2018 2:42:47 AM

Subject: Re: A/NE-FTA/184 DD 89 Sha Ling

Dear TPB Members,

Extracts from minutes of 1 June :

The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning perspective noting that about **30 trees within the site had been removed since 2015. Land/pond filling, dumping and site formation were also noted.** Although no significant adverse impact on the landscape resource arising from the proposed use was anticipated, approval of the application would encourage similar "development first and application later" cases.

Trashing of Agriculture land for 'destroy first build later' should not be encouraged. That such a large site would be used for parking a mere 40 vehicles is also ludicrous and indicates that the real objective is brownfield use.

Members must again reject the application.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, May 3, 2018 2:11:27 AM

Subject: A/NE-FTA/184 DD 89 Sha Ling

A/NE-FTA/184

Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part) and 564 S.B (Part) in D.D. 89, Sha Ling, Sheung Shui

Site area : About 4,131m²

Zoning : "Agriculture"

Applied Use : 40 Vehicle Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 100sqmts per vehicle, the size of many luxury residential units on the market. How about providing temporary container homes on the site?

The development that appears to be an ongoing unapproved brownfield use, is not in line with the planning intention of 'Agriculture'. There is no strong planning justification in the submission to merit a departure from the planning intentions, even on a temporary basis. Vehicle parking DOES damage the soil as toxins leach into the ground.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

2

From:
Sent: 2025-10-02 星期四 11:38:34
To: enquire1/PLAND <enquire@pland.gov.hk>; Enquiry NDO/HAD <don@had.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>; e-Enquiry Counter/LAO/LANDSD <landsd@landsd.gov.hk>; Erica TI SO/HAD <erica_ti_so@had.gov.hk>; Enquiry/HQS/DSD <enquiry@dsd.gov.hk>
Subject: 反對有關規劃申請編號 A/NE-FTA-267 臨時汽車維修工場的有關信件
Attachment: 2025.10.02 comments on planning application.pdf

敬啟者：

本人為打鼓嶺沙嶺村居民福利會代表，冼先生。

附件為反對臨時汽車維修工場的有關信件，請參閱，敬候回覆，謝謝。

冼先生

打鼓嶺沙嶺村居民福利會

2025 年 09 月 26 日

敬啟者：

(有關規劃申請編號 A/NE-FTA/267)

(擬議臨時汽車維修工場)

本會就有關上述申請，並廣泛諮詢村民，同時召開村民會議討論，會上全體村民一致堅決反對以上有關申請。理由如下：

1. 相關地段土地用途屬農業地帶，與規劃許可不符。
2. 該申請臨時汽車維修工場之地段入口處是村民日常出入之必經之路，老人和小孩們出入相當危險，而該位置在文錦渡路段的大直路路段，非常多車出入，特別是很多大型貨車高速行駛，過往已有多次發生交通事故，所以本會堅決反對在此做臨時汽車維修工場，增加交通意外風險，對村民出入構成安全隱患。
3. 本汽車維修工場太接近民居，所造成的噪音、灰塵，還有貨車出入帶來的沙塵滾滾，非常滋擾村民日常生活。
4. 該申請之地段，之前申請做休閒農場，但事實並不是做農場，而是擺放了很多貨車，違反規劃用途，滋擾村民，多次違規犯法，村民就算向地政處、規劃署投訴了很多次都是回覆跟進中，並無任何實際應對方案。

5. 該申請牽涉多個地段，過往亦曾多次申請作不同用途。本會亦多次反映給有關部門，該申請是否已得到真正業權人同意？根據本會所知，該申請之地段涉及多個祖堂物業，業權上是有問題之物業。過往，本村亦同樣發生多宗未得到業權人同意，而強行霸佔私人土地進行規劃申請的案例，本會已向有關部門要求作出跟進。

因此，本會認為此申請並無合理理據，所以堅決反對，望有關部門小心處理。謝謝！。

此致

正本呈送 城市規劃委員會

副本呈送 規劃處、北區民政事務處、渠務署



打鼓嶺沙嶺村居民福利會

主席李樹榮：

謹啟

2025 年 9 月 26 日

以下反對村民簽村民簽署：

2025 年 9 月 26 日

姓名	姓名
張建中	董偉傑
吳偉文	李樹平
吳金雄	李澤鋒
黃松泰	張長虹
曾玉嬌	何水清
黃俊彥	何卓文
黃俊康	何雪雲
黃慧婷	杜連妹
黃寧志	戴志中
陳綺文	戴耀倫
黃家豪	戴煒曉
董騰光	陳笑玲
李麗鈴	戴志平
董佩雯	張細歡
呂米高	戴燕婷
董佩詩	余貴生
林作池	康淑君

以下反對村民簽村民簽署：

2025 年 9 月 26 日

姓名	姓名
黃森云	劉卓謙
李樹華	洪子鈞
李家衡	崔嘉儀
莫楊見	韋順業
劉壽玲	韋淇琪
劉祖壽	洪嘉慧
鄭小室	梁宗明
陳威成	洪志彪
劉雨雅	李麗蘭
馮惠湘	鄭昌發
羅成宇	陳沛明
羅紹熙	陳國偉
羅記海	林曉倫
劉展蘭	薛珮如
勞贊偉	賴月英
薛濤健	薛濤洪
江卓倫	廖少芳

以下反對村民簽村民簽署：

2025 年 9 月 26 日

姓名		姓名	
陳鳳英			
劉素芳			
黃啟江			
黃白汶			
黃白勤			
陳穎儀			

合共5頁

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/267

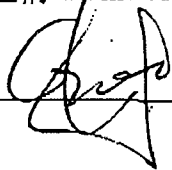
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.9.17